

**June 10, 2021**

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**1. BZA-2052 FOX ACQUISITIONS, LLC:**

Petitioner is requesting the following variances to construct a 5,500 sq. ft. building for the Blue Fox Heating and Cooling business in a GB zone:

1. To reduce the west side setback to 15 feet from the minimum requirement of 30 feet from the adjoining residential zone and use; (UZO 4-8-5)
2. To reduce a required Type C (30' wide) bufferyard to 15 feet along the western property line; (UZO 4-9-3)
3. To reduce the number of rows of standard plant units located within the bufferyard from two to one; (UZO 4-9-1b and Appendix E-1) and
4. To reduce the number of required parking spaces from 28 to 26; (UZO 4-6-3)

on property located at 1511 W 350 N (former location of The Wild Bird Shoppe), West Lafayette, Wabash 01 (SW) 23-5.

**2. BZA-2057 AMERICAN REALTY OF LAFAYETTE, LLC:**

Petitioner is requesting a variance to eliminate the required type C, 30-foot-wide bufferyard to construct a 9,676 sq. ft. office/shop building in an I3 zone. The 19.4 acres is located on the south side of CR 350 S and east of CR 500 E, specifically, 5121 E Old 350 S, Sheffield 07(SW) 22-3. (UZO 4-9-3)

**3. BZA-2058 DANIEL L. MCDOLE:**

Petitioner is requesting a setback of 1' from the minimum requirement of 10' (the minimum setback by averaging) from Forest Street to build a 24' x 24' detached garage on R1B-zoned land. The corner lot property is located at 6827 Monroe Street in the unincorporated town of Stockwell, Lauramie 08 (NE) 21-3. (UZO 2-3-7)

**4. BZA-2060 GRORU, LLC:**

Petitioner is requesting a variance to allow a reduction in required parking in the NB zone, from 69 spaces to 60 parking spaces at Brokerage Brewery. This parking variance would allow the addition of a patio on site, located at the northeast corner of Sagamore Parkway West and Covington Street, specifically, 2506 Covington, West Lafayette, Wabash. (UZO 4-6-3)

**RECOMMENDATION:**

Staff advises that the above requests do not constitute use variances.